



Denver Building, Malthouse Road, Nine Elms, SW11

Asking Price: £825,000

Benham
& Reeves

Denver Building, Malthouse Road, Nine Elms, SW11

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious apartment set in the Denver Building within the brand-new Lexington Gardens development. London is known as a world-class destination for culture, and Lexington Gardens is perfectly placed to enjoy its absolute best.

The property benefits from a large open plan living room with access to a private balcony and a fully fitted kitchen benefitting from fully integrated appliances including a dishwasher. There is underfloor heating and wooden flooring throughout the apartment. Two double bedrooms offer good space options with the principal bedroom also benefiting from an en-suite bathroom. There is a main bathroom off the hallway along with good storage options and a utility cupboard with a washer/dryer.

London's newest quarter, with a superb selection of shops, restaurants and bars on your doorstep and fashionable neighbourhoods are all just a short journey away. With a 24-hour concierge service, private residents' gymnasium, state-of-the-art media room and private roof garden available for use, Lexington Gardens has been designed to perfectly cater for the modern London lifestyle and is ideally located a short walk from Nine Elms and Battersea Power Station.





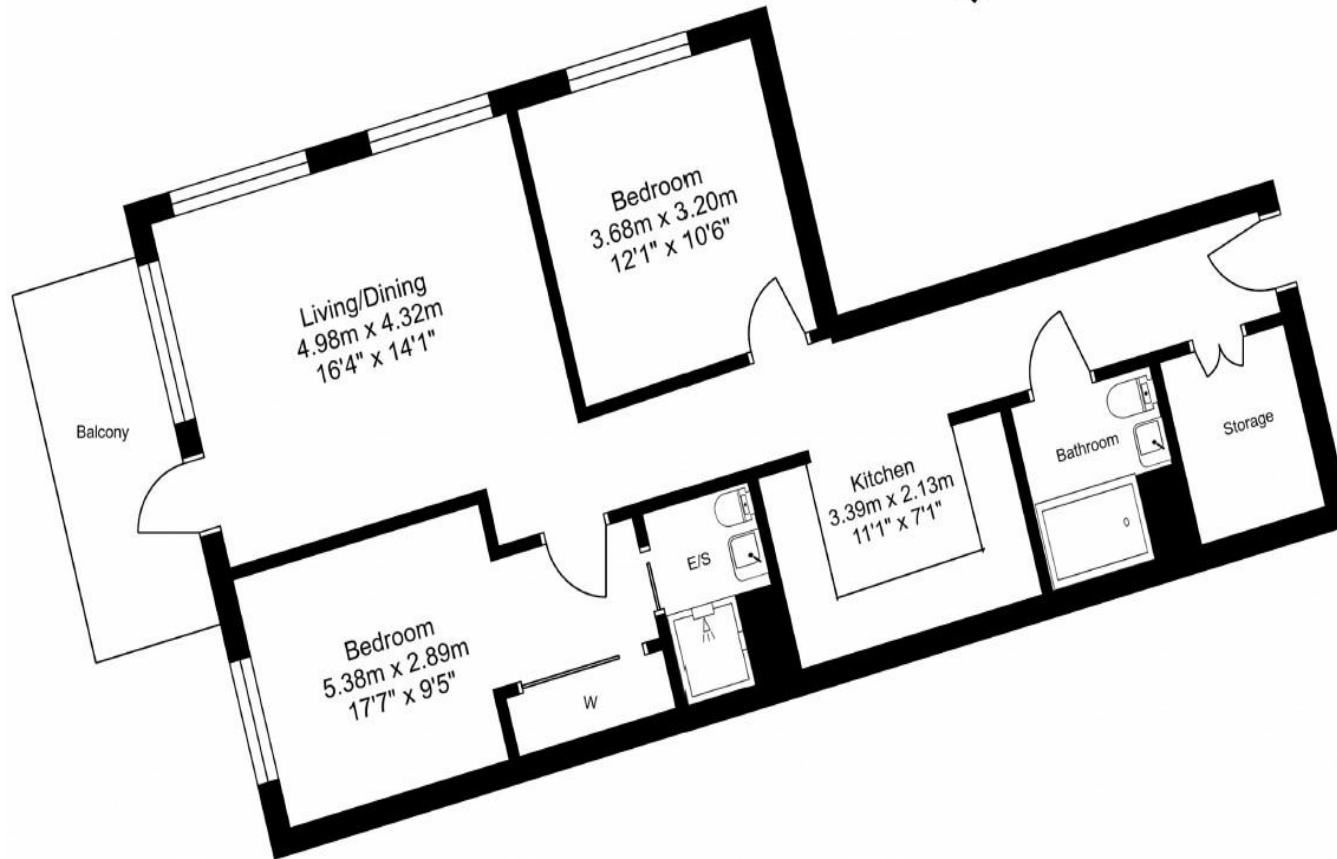
Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 9th Floor
- 888 Square Feet (Approx.)
- Balcony
- Larger than Average
- 24 Hour Concierge
- Communal Garden
- Nine Elms and Battersea Power Stations (Northern Line. Zone 1)



Denver Building, Malthouse Road, Nine Elms, SW11

Total Gross Internal Area
82.5 Sq.m - 888 Sq.ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£825,000
Tenure:	Leasehold Expires 01/08/3018 Approximately 994 Years Remaining
Ground Rent:	£350 (per annum) to July 2024
Service Charge:	£4534 (per annum) for the year 2023
Anticipated Rent:	£3,683 pcm Approx. 5.4 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN220223

T: 020 3282 3700

E: nineelms.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

